



Our Location. Your Success.

Gateway Center

Class "A" Office and Retail Buildings

The Gateway Center consists of two "Class A" buildings located in the heart of Chula Vista at the intersection of 3rd Avenue and H Street in Chula Vista, California. Gateway is an award winning property and is considered one of the premiere pieces of real estate for the San Diego South Bay.

The center is located approximately 7 miles south of downtown San Diego, 7 miles north of Tijuana, Mexico and is less than a mile from the I-5 and I-805 freeways. Gateway's attributes ensure that it is the right location for your business with free ample parking, easy access to and within the center, and on-site public transportation.

The Gateway Center is comprised of buildings Gateway 1 & 2 providing over 240,000 square feet of mixed use office and retail space. The Gateway buildings are one of the first buildings in the region to utilize the JD-2 truss system. This system has proven to withstand up to an 8.1 seismic reading earthquake, allowing for seismic performance capability exceeding many lateral systems. The architecture and materials create an appearance typically found in European construction, following that influence through the usage of granite, marble and other varieties of stone.



The Gateway complex currently caters and houses a variety of businesses from executive suites to national retail tenants, government municipalities and fortune 500 companies. With its high level of occupancy, prime location, meticulous management team, unparalleled construction, and the highest level of tenancy in the region the Gateway Center is the prime location to establish or expand your business.



The Gateway Center continues its expansion with a third building of office and retail space underway alongside the installation of cutting edge solar technology by *Basic Electric Solar*, with 1,054 solar panels (15 inverters) generating 344.6 KW of electricity to be completed by February 1st, 2015.

For more information please contact:

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Investment Highlights:

➤ *Award Winning Design*



➤ *Medical Office, Office and Retail Space*

➤ *Class "A" Real Estate*



➤ *Credit National and Government Tenancy*

➤ *7.09 Percent Un-leveraged Return with Upside*



➤ *Gateway 3 coming soon with over 100,000sf of Office and Commercial space*